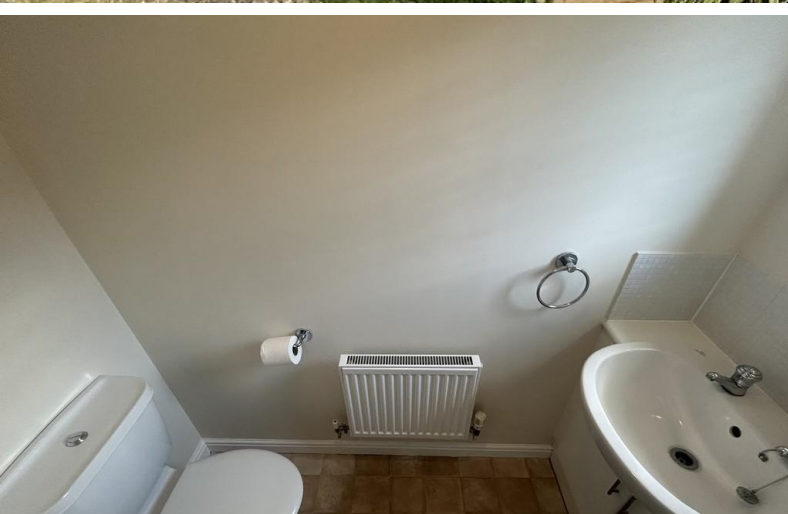


TO LET



Brook Close Chandlers Ford

3 Bedrooms, 1 Bathroom, Semi-Detached House

£1,450 pcm



Brook Close Chandlers Ford

Semi-Detached House,
3 bedroom, 1 bathroom

£1,450 pcm

Date available: 18th December 2026

Deposit: £1,673.07

Unfurnished

Council Tax band: D

- Available 18th December 2026
- Not suitable for Pets
- Deposit 1,673.07, Eastleigh BC tax Band D, EPC D
- Porch - Hallway - Cloakroom
- Sitting room
- Kitchen/dining room
- 3 Bedrooms - master with ensuite

ENTRANCE PORCH outside light,

HALLWAY laminate flooring, door to cloakroom.

CLOAKROOM low level wc, vanity unit, extractor fan.

SITTING ROOM 18'6" x 15'11" door to kitchen/diner, stairs to first floor landing, laminate flooring.

KITCHEN / DINING ROOM 15'11" x 8'11" excellent range of wall and floor units, single bowl stainless steel sink, with mixer tap, gas hob and electric oven, with hood over, space and plumbing for washing machine upright fridge/freezer, space and vent for tumble dryer (not supplied) French doors to rear gardens

FIRST FLOOR

LANDING airing cupboard, with slatted shelves and

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		90
(69-80) C			(69-80) C	77	
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-10) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC			Scotland EU Directive 2002/91/EC		



hot water tank.

BEDROOM 1 11'9" x 9'5" range of fitted wardrobes, window overlooking front aspect.

ENSUITE shower in tiled cubicle, wash hand basin, with vanity unit, low level wc.

BEDROOM 2 10'6" x 9'5" overlooking rear garden.

BEDROOM 3 8'8" x 6'2" overlooking front garden.

BATHROOM 6'3" x 5'7" white suite with chrome fittings comprising panel fronted bath with shower attachment, vanity unit. Low level wc.

OUTSIDE

Front garden:- shingle area with flowers and shrubs.

Rear garden:- immediately to the rear of the house is a decked area with pathway leading to gravelled area with shrubs and flower borders. Side gate. Summer house with electricity supply and garden shed.

There is a CAR PORT to the side of the house with space for two cars



OTHER INFORMATION

Telephone points:- Sitting room.

Telephone provider BT

TV points: Sitting room and Bedroom 1

Terrestrial TV aerial Yes

Smoke alarms Yes

Security Alarm No

CO detector Yes

Sky and Broadband - subject to connection – Sky dish erected

* GAS CENTRAL HEATING

DOUBLE GLAZED

LOCAL AUTHORITY INFORMATION



Martin & Co Chandler

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02380 390012



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.